

**RESOLUTION R:189-2017**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
MONROE AUTHORIZING THE MONROE TOWNSHIP PLANNING  
BOARD TO CONDUCT A PRELIMINARY INVESTIGATION AND  
CONVENE PUBLIC HEARINGS TO DETERMINE WHETHER CERTAIN  
AREAS ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONROE  
QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT  
(ROUTE 322 & TUCKAHOE ROAD)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the proposed Redevelopment Area, as set forth in Schedule "A", determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a 'Non-Condensation Redevelopment Area"; and

**WHEREAS**, the Township Council of the Township of Monroe, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

**WHEREAS**, the governing body wishes to direct the Monroe Township Planning Board to undertake a preliminary investigation to determine whether the properties identified in Schedule "A" qualify as areas in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Monroe considers it to be in the best interest of the residents of the Township to direct its Monroe Township Planning Board to conduct such an investigation regarding said areas/properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Monroe, County of Gloucester and State of New Jersey as follows:

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(ROUTE 322 & TUCKAHOE ROAD)**

1. The Monroe Township Planning Board is hereby directed to undertake a preliminary investigation and conduct a public hearing to determine whether the areas described in Schedule "A" are a "Non-Condensation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Monroe Township Planning Board and its consultants are hereby directed to assist the Monroe Township Planning Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Monroe Township Planning Board for immediate action; and

4. The preliminary investigation, once completed, shall be submitted to the Township Council for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**ADOPTED** at a meeting of the Township Council of the Township of Monroe on July 24, 2017.

**TOWNSHIP OF MONROE**



**CNCL. PRES., BART MCILVAINE**

**ATTEST:**



**TWP. CLERK, SUSAN McCORMICK, RMC  
OR DEPUTY CLERK, SHARON WRIGHT, RMC**

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**CERTIFICATION OF CLERK**

The foregoing resolution was duly adopted at a special meeting of the Township Council of the Township of Monroe held on the 24<sup>th</sup> day of July 2017 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094.



**TWP. CLERK, SUSAN McCORMICK, RMC  
OR DEPUTY CLERK, SHARON WRIGHT, RMC**

**ROLL CALL VOTE**

	Aye	Nay	Abstain	Absent
Cncl. Dilks				✓
Cncl. DiLucia	✓			
Cncl. Garbowski	✓			
Cncl. Heffner	✓			
Cncl. Marino	✓			
Cncl. Miller	✓			
Cncl. Pres. McIlvaine	✓			
<b>TALLY:</b>	<b>6</b>			<b>1</b>

## SCHEDULE "A"

<b>Tuckahoe Road &amp; US 322 Preliminary Investigation Study Area</b>				
Block	Lot	Address	Zone ID	Owner
13101	1	Glassboro Rd		
13101	2	916 N Tuckahoe Rd		
13101	3	908 N Tuckahoe Rd		
13101	4	900 N Tuckahoe Rd		
13101	5	830 N Tuckahoe Rd		
13101	6	810 N Tuckahoe Rd		
13101	7	Tuckahoe Rd		
13101	27	739 Glassboro Rd		
13101	28	743 Glassboro Rd		
13101	29	466 Glassboro Rd		
13101	30	747 Glassboro Rd		
13101	31	761 Glassboro Rd		
13101	32	773 Glassboro Rd		
13101	33	Glassboro Rd		
13101	34	Glassboro Rd		
13101	35	815 Glassboro Rd		
13101	36	825 Glassboro Rd		
13101	37	835 Glassboro Rd		
13101	38	851 Glassboro Rd		
13101	39	861 Glassboro Rd		
13101	40	871 Glassboro Rd		
13601	1	1192 N Tuckahoe Rd		
13601	2	1184 N Tuckahoe Rd		
13601	3	1166 N Tuckahoe Rd		
13601	4	1146 N Tuckahoe Rd		
13601	5	1132 N Tuckahoe Rd		
13601	6	1122 N Tuckahoe Rd		
13601	7	1108 N Tuckahoe Rd		
13601	8	165 Tuckahoe Rd		
13601	8.01	Tuckahoe Rd		
13601	10	1036-1040 N Tuckahoe Rd		
13601	11	882 Glassboro Rd		
13601	12	854 Glassboro Rd		
13601	13	852 Glassboro Rd		
13601	15	Glassboro Rd		
13601	16	832 Glassboro Rd		
13601	17	822 Glassboro Rd		
13601	18	816 Glassboro Rd		
13601	19	Glassboro Rd		
13601	20	Glassboro Rd		
13601	21	806 Glassboro Rd		
13601	22	780 Glassboro Rd		
13601	23	770 Glassboro Rd		
13601	24	760 Glassboro Rd		
13601	25	750 Glassboro Rd		

Block	Lot	Address	Zone ID	Owner
13601	26	740 Glassboro Rd		
13601	27	736 Glassboro Rd		
13601	28	732 Glassboro Rd		
13601	29	728 Glassboro Rd		
13601	30	722 Glassboro Rd		
13601	31	706 Glassboro Rd		
13601	32	Glassboro Rd		
13801	18	1045 N Tuckahoe Rd		
13801	19	1035 N Tuckahoe Rd		
13801	19.01	Glassboro Rd		
13801	19.02	Glassboro Rd		
13801	20	1021 N Tuckahoe Rd		
13801	21	1001 N Tuckahoe Rd		
13901	1	905-913 Glassboro Rd		
13901	2	909 N Tuckahoe Rd		
13901	3	Tuckahoe Rd		
13901	4	821 N Tuckahoe Rd		
13901	5	Tuckahoe Rd		